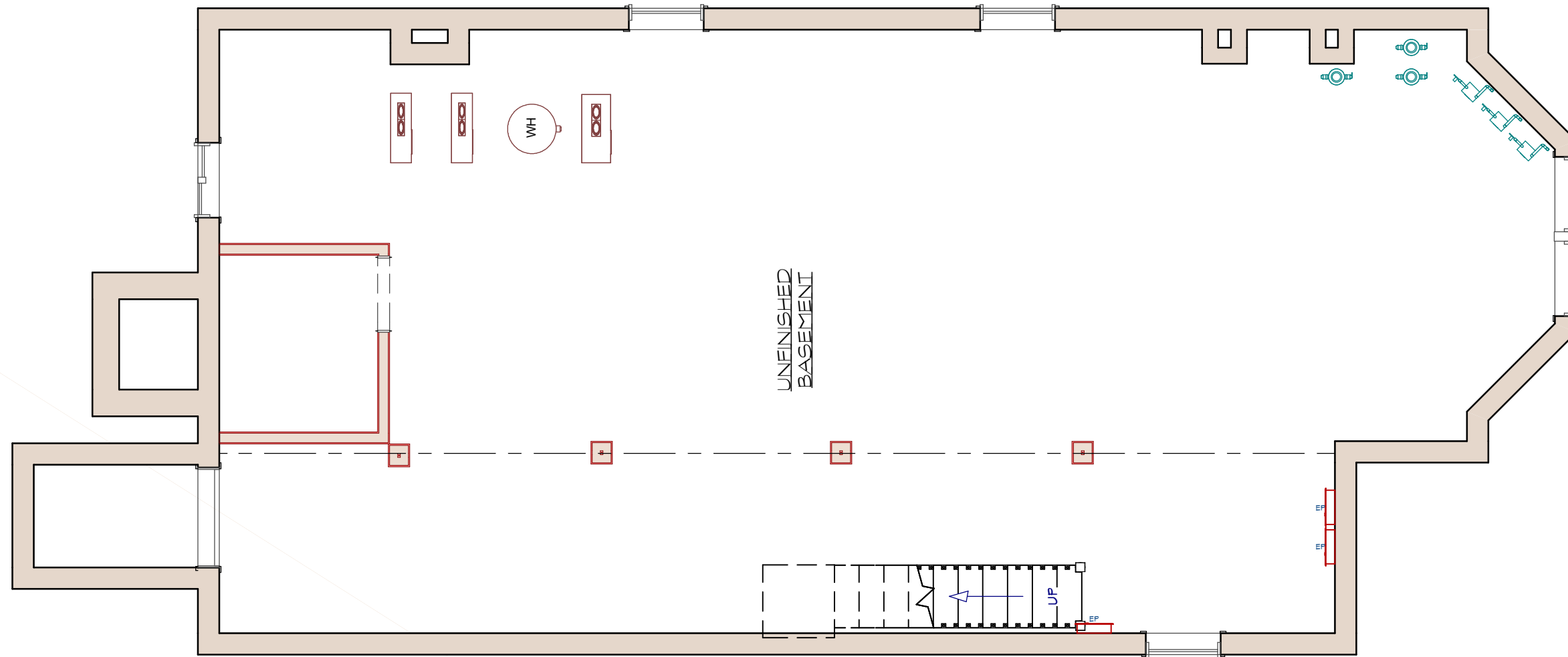


PLOT PLAN BASED ON SURVEY BY
EARL B. LOVELL - S.P. BELCHER, INC.
LAND & CITY SURVEYORS
77-16 164 STREET, FRESH MEADOWS, NY 11366
DATED: MAY 16, 2024
& ARCHITECT'S FIELD MEASUREMENTS
& OBSERVATIONS

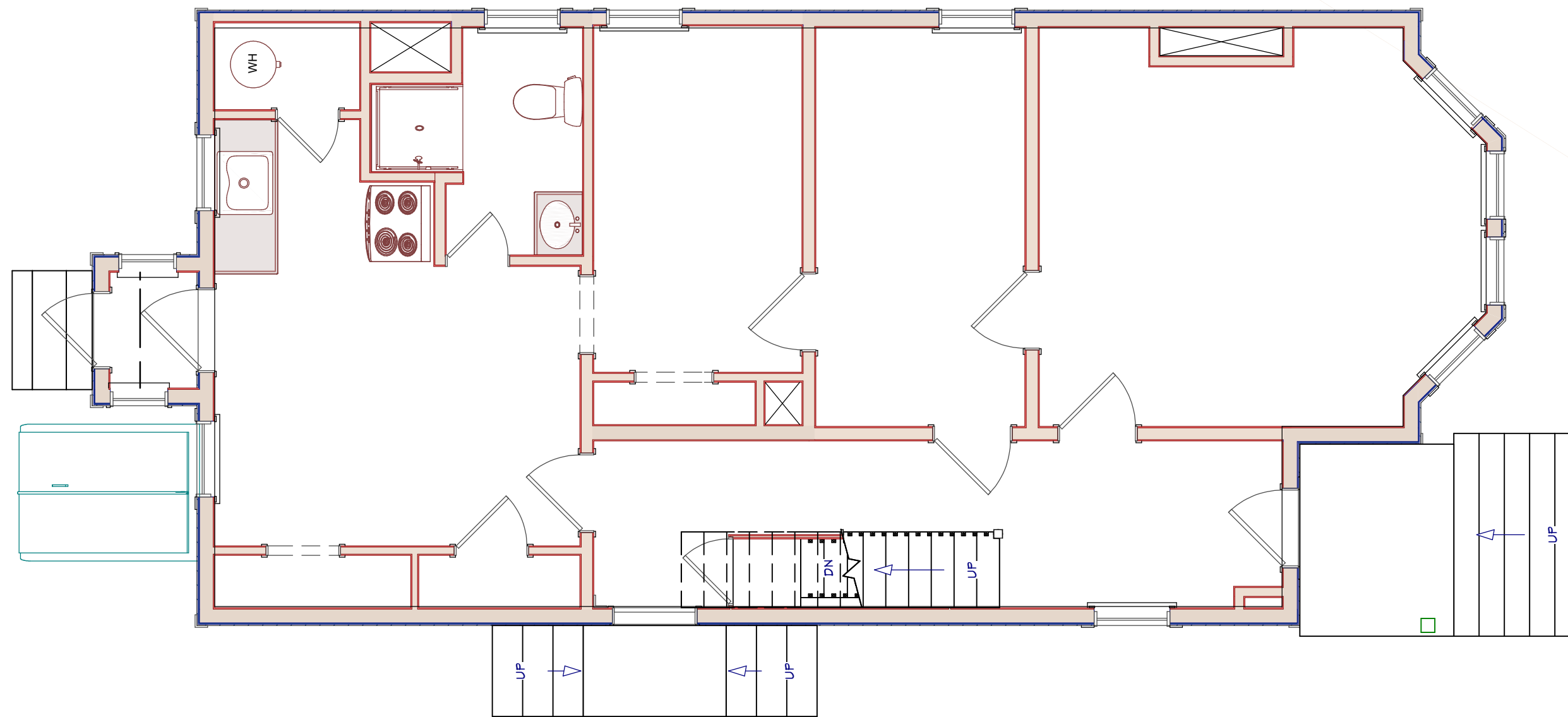
EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1' - 0"



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"



CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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REVISIONS

2024-05-07	EXISTS CONDITIONS	SAB
2024-05-28	PROPOSAL 1	SAB
2024-07-10	SITE PLAN INPUT	SAB
2024-08-08	PROPOSAL 2	SAB
2025-02-03	CD 1	SAB

2023-05-22	PROPOSAL 3	SAB
2023-08-02	PLANNING BOARD SET 1	SAB
2023-02-10	PLANNING BOARD SET 1 - REVISED PER BI	SAB
2023-03-10	ARB SET 1	SAB
2023-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2023-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

D1



GEORGE HODOSH ASSOCIATES,
ARCHITECTS, P.C.

120 NORTH MAIN STREET - SUITE 501,
NEW CITY, NEW YORK 10956
PHONE: (845) 638-9336 FAX: (845) 638-9390

PROPOSED ADDITIONS / ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

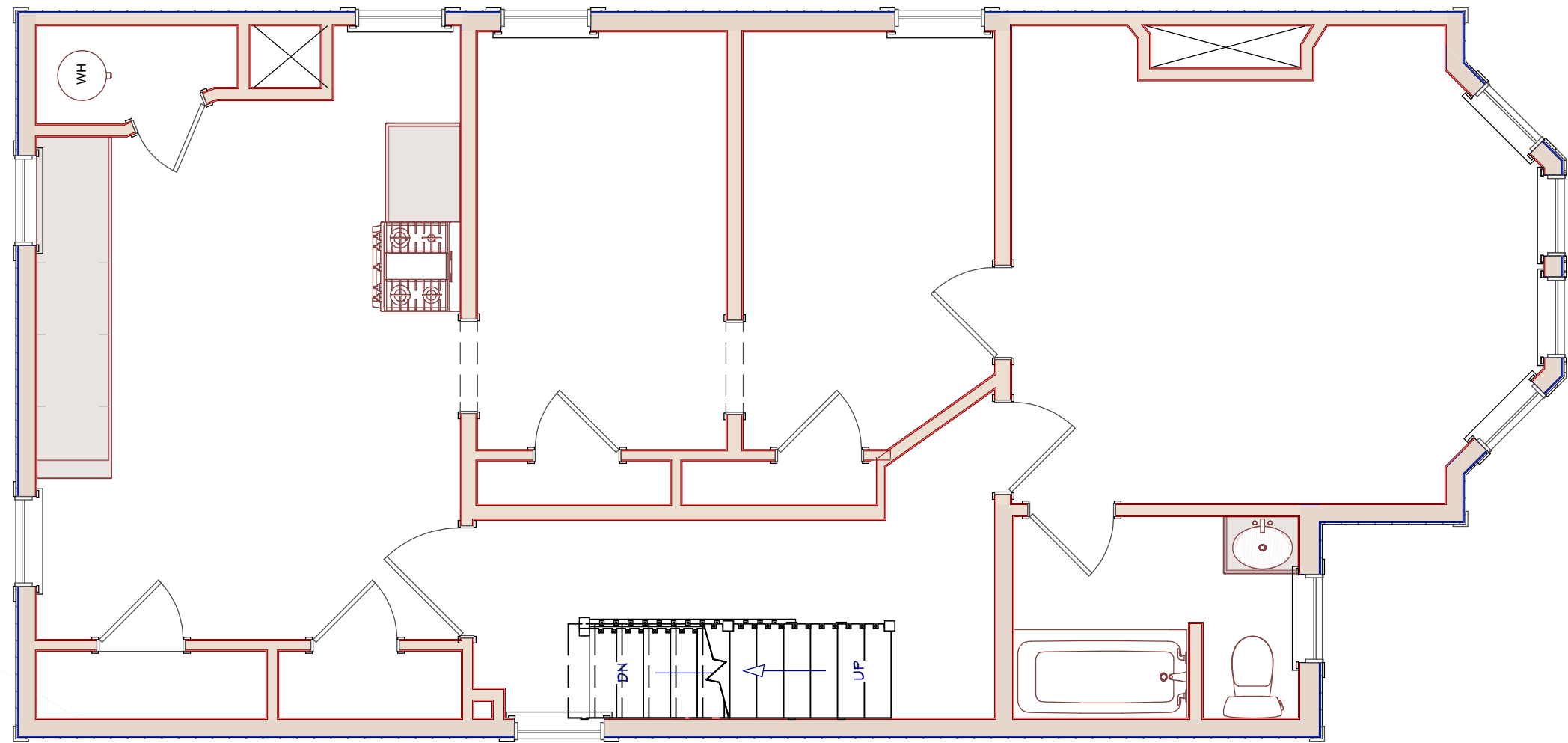
SHEET TITLE:

EXISTING BASEMENT & FIRST FLOOR PLANS

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH

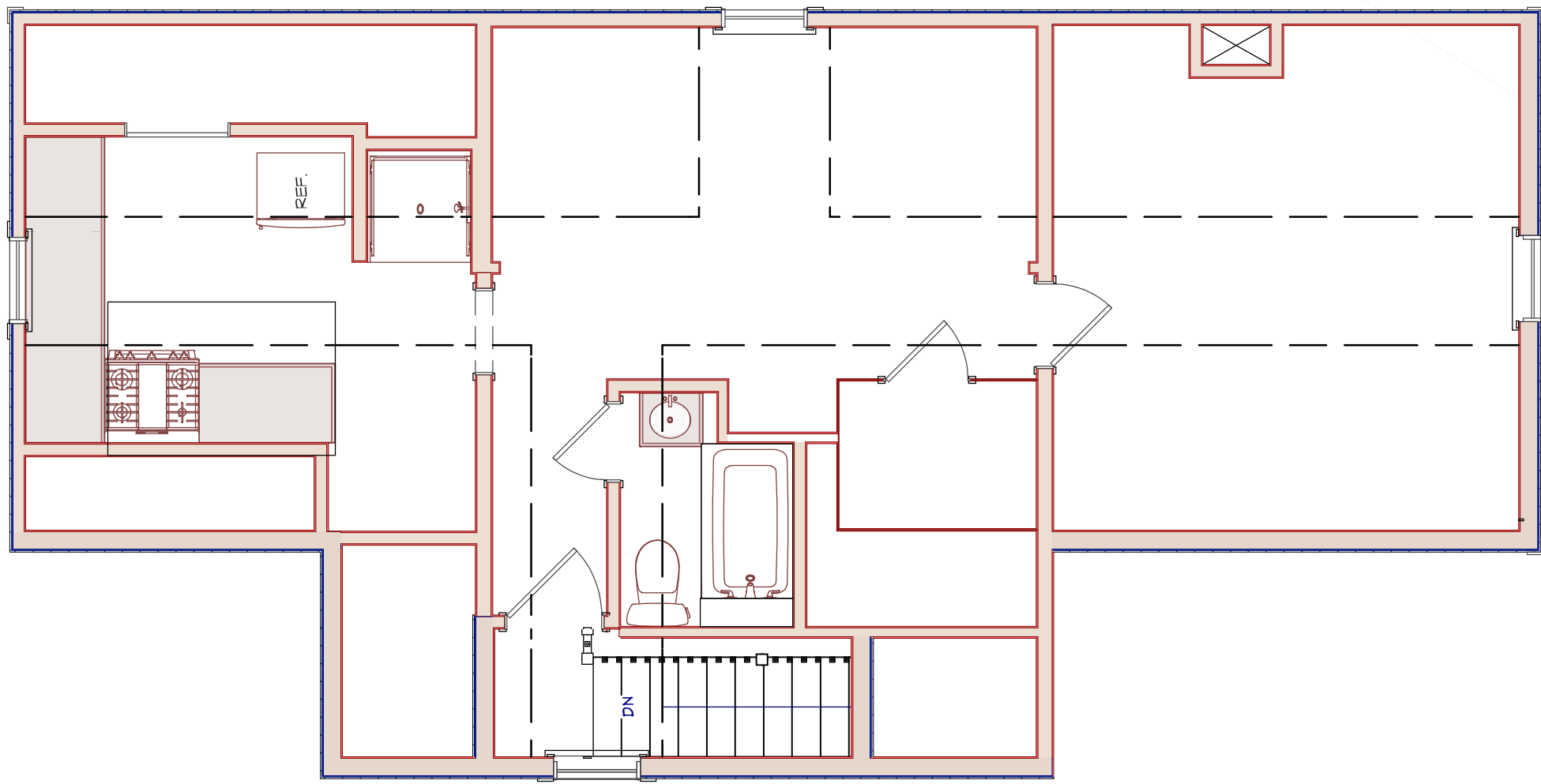
EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"



EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1' - 0"



CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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2024-08-08	PROPOSAL 2	SAB
2025-02-03	CD 1	SAB

2023-05-22	PROPOSAL 3	SAB
2023-08-02	PLANNING BOARD SET 1	SAB
2023-02-10	PLANNING BOARD SET 1 - REVISED PER BI	SAB
2023-03-10	ARB SET 1	SAB
2023-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2023-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

D2



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120 NORTH HAN STREET - SUITE 501,
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PHONE: (845) 638-9336 FAX: (845) 638-9390

PROPOSED ADDITIONS/ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

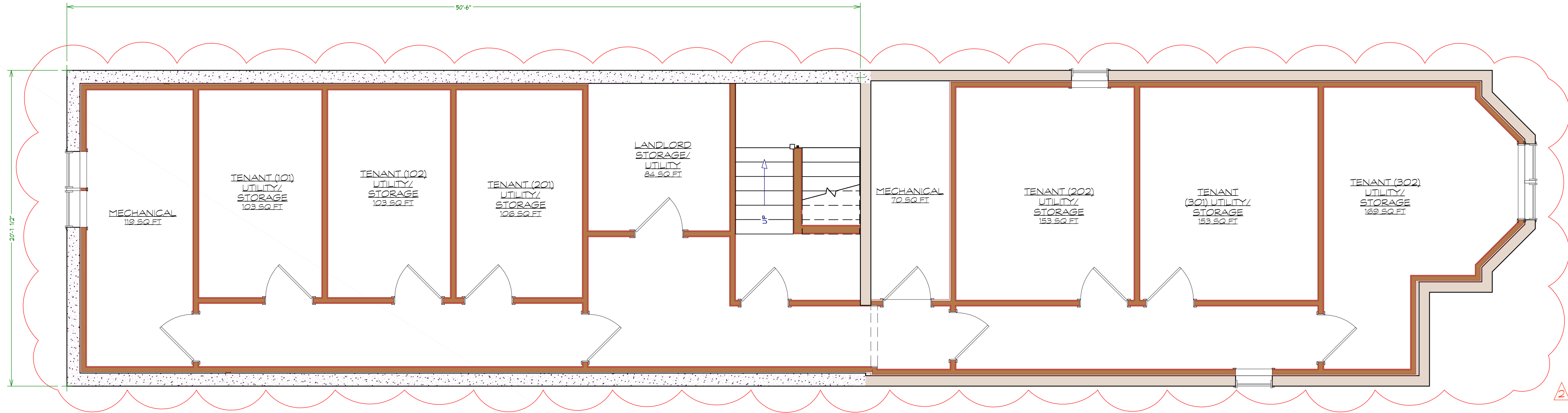
SHEET TITLE:

EXISTING SECOND & THIRD FLOOR PLAN

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH

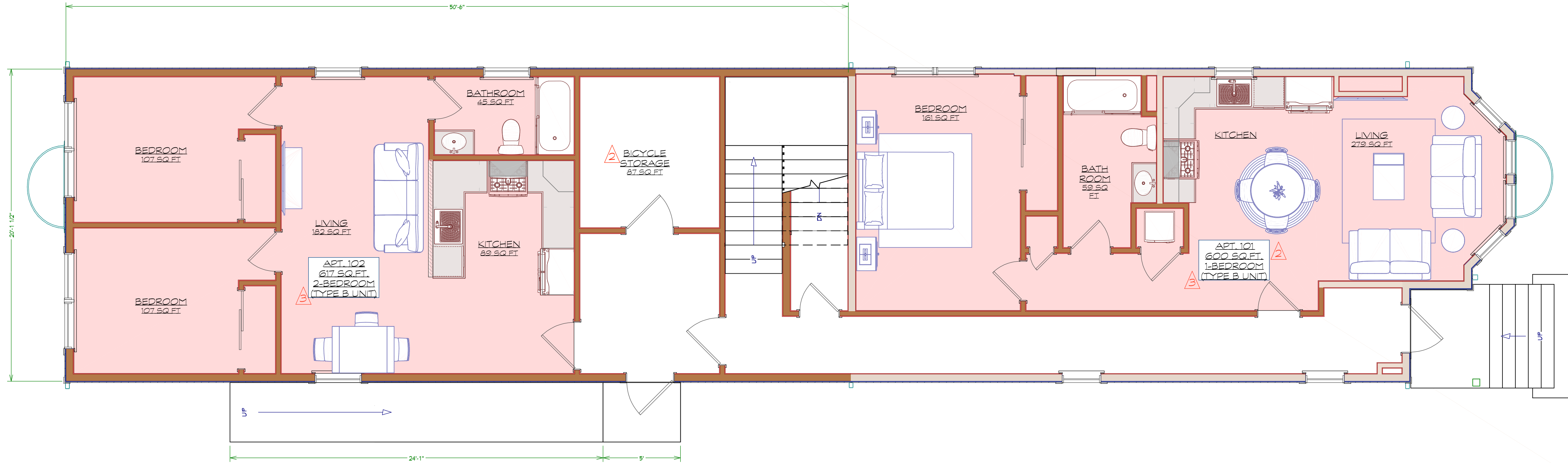
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1' - 0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"



CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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2025-02-03	CD 1	SAB

DATE	DESCRIPTION	BY
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2023-02-10	SET 1 - REVISED PER BI	SAB
2023-03-10	ARB SET 1	SAB
2023-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2023-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

A1

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SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS / ALTERATIONS:

BERMEO MULTI-FAMILY

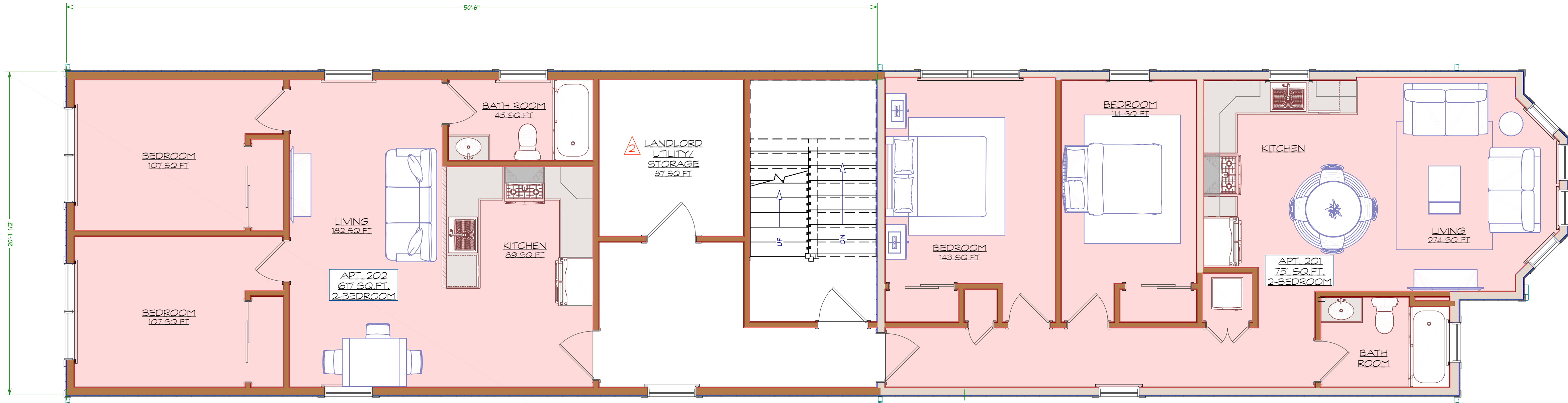
32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

SHEET TITLE:

BASEMENT & FIRST FLOOR PLAN

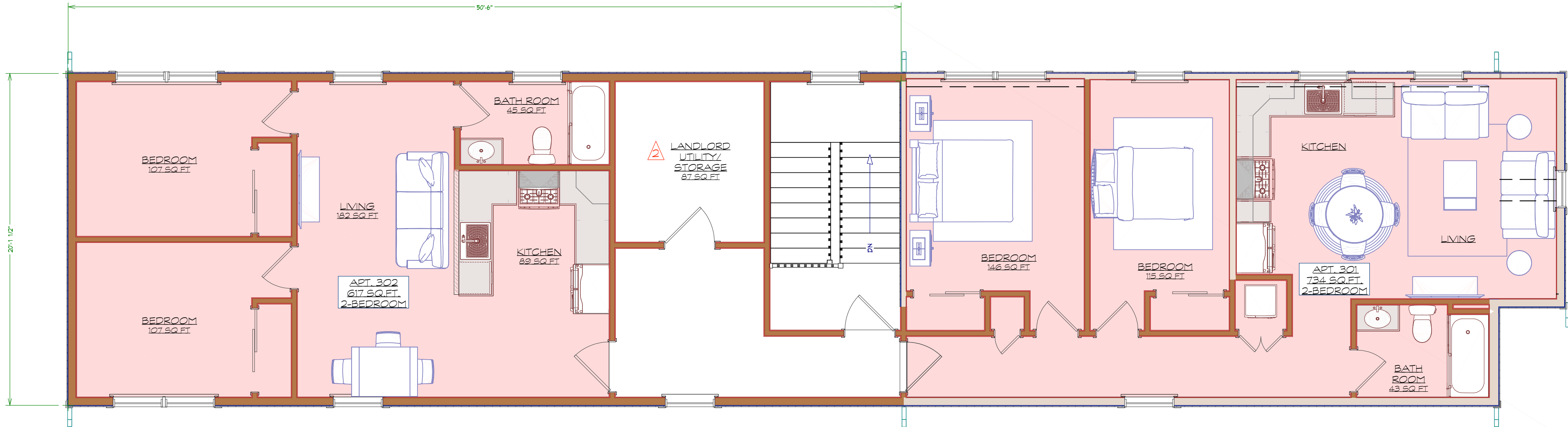
SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"



THIRD FLOOR PLAN

SCALE: 1/4" = 1' - 0"



	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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2023-02-10	PLANNING BOARD SET 1 - REVISED PER B1	SAB
2023-03-10	ARB SET 1	SAB
2023-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2023-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

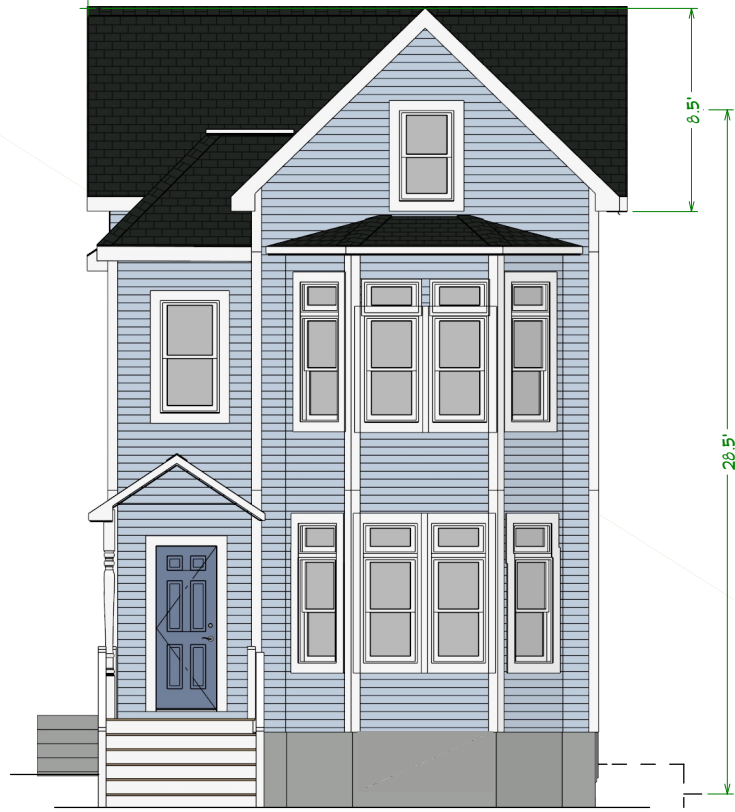
A2

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120 NORTH HAN STREET - SUITE 501,
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PHONE: (845) 638-9336 FAX: (845) 638-9390



SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH

PROPOSED ADDITIONS / ALTERATIONS:
BERMEO MULTI-FAMILY
32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960
SHEET TITLE:
SECOND & THIRD FLOOR PLAN



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1' - 0"



FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

		COLOR	SYMBOL	MATERIAL	MANUFACTURER
1.	ROOFING	PEWEE GRAY		ROOF SHINGLES TIMBERLINE HD	GAF
2.	SIDING	EVENING BLUE		FIBER CEMENT CLAPBOARD	HARDI-PLANK
3a.	WINDOWS	BLACK	N/A	VINYL GLAD 400 SERIES - CASEMENT/ FIXED	ANDERSEN
3b.	WINDOWS	BLACK	N/A	200 SERIES - DOUBLE-HUNG	ANDERSEN
4a.	DOOR - FRONT	WHITE	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
4b.	DOOR - SIDE	BLACK	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
5.	TRIM	WHITE	N/A	CELLULAR PVC TRIM BOARD - TRADITIONAL FINISH	AZEK
6.	SOFFITS & FASCIAS	DOVER WHITE	N/A	ALUMINUM COIL STOCK	VARIFORM .013
7.	GUTTERS & LEADERS	WHITE	N/A	ALUMINUM	AMERIMAX
8a.	EXTERIOR LIGHTING	BLACK	N/A	IRON ARNETT, 10-1/2" TEXTURED	LAMPS PLUS
8b.	EXTERIOR LIGHTING	BLACK	N/A	METAL DOME, 12-1/2" WIDE - ALUMINUM	LAMPS PLUS

PROPOSED ADDITIONS/ ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

SHEET TITLE:

FRONT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH



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2024 GEORGE HODOSH ASSOCIATES/ARCH-PC

CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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2025-02-03	CD 1	SAB

2023-05-22	PROPOSAL 3	SAB
2023-08-02	PLANNING BOARD SET 1	SAB
2023-02-10	SET 1 - REVISED PER BI	SAB
2023-03-10	ARB SET 1	SAB
2023-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2023-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

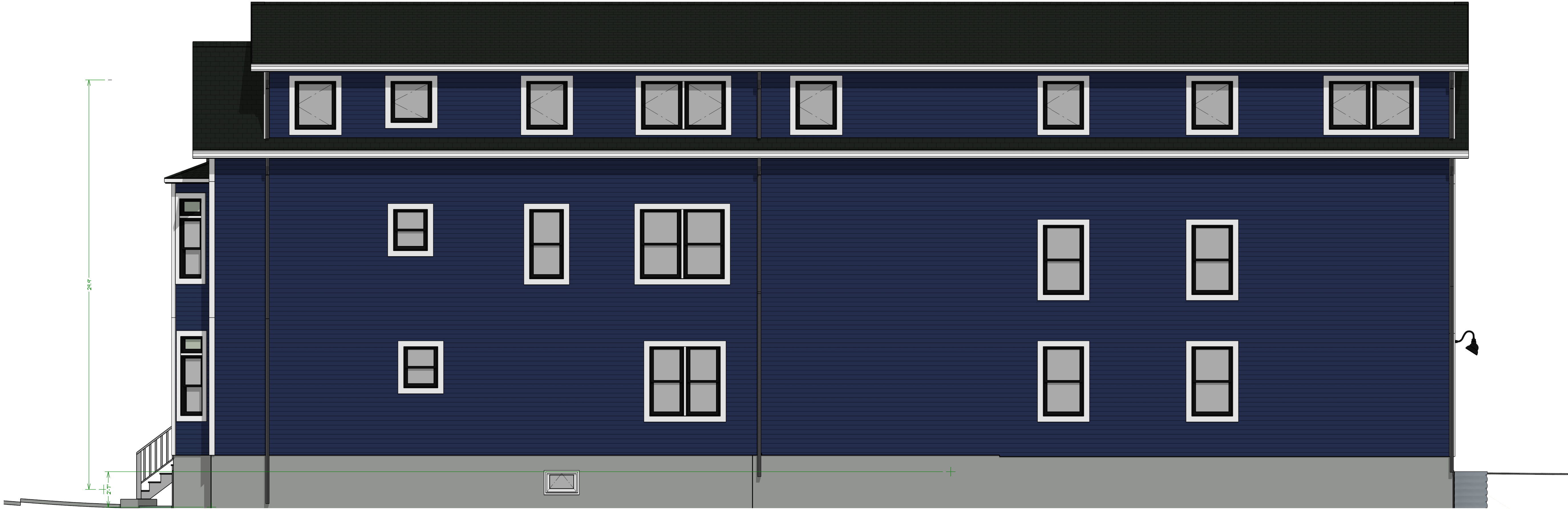
A3



EXISTING RIGHT ELEVATION

SCALE: 1/8" = 1' - 0"

		COLOR	SYMBOL	MATERIAL	MANUFACTURER
1.	ROOFING	PEWEE GRAY		ROOF SHINGLES TIMBERLINE HD	GAF
2.	SIDING	EVENING BLUE		FIBER CEMENT CLAPBOARD	HARDI-PLANK
3a.	WINDOWS	BLACK	N/A	VINYL GLAD 400 SERIES - CASEMENT/ FIXED	ANDERSEN
3b.	WINDOWS	BLACK	N/A	200 SERIES - DOUBLE-HUNG	ANDERSEN
4a.	DOOR - FRONT	WHITE	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
4b.	DOOR - SIDE	BLACK	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
5.	TRIM	WHITE	N/A	CELLULAR PVC TRIM BOARD - TRADITIONAL FINISH	AZEK
6.	SOFFITS & FASCIAS	DOVER WHITE	N/A	ALUMINUM COIL STOCK	VARIFORM .013
7.	GUTTERS & LEADERS	WHITE	N/A	ALUMINUM	AMERIMAX
8a.	EXTERIOR LIGHTING	BLACK	N/A	IRON ARNETT, 10-1/2" TEXTURED	LAMPS PLUS
8b.	EXTERIOR LIGHTING	BLACK	N/A	METAL DOME, 12-1/2" WIDE - ALUMINUM	LAMPS PLUS



RIGHT ELEVATION

SCALE: 1/4" = 1' - 0"

PROPOSED ADDITIONS/ ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

SHEET TITLE:

RIGHT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH



GEORGE HODOSH ASSOCIATES, P.C.

ARCHITECTS, P.C.

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CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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2024-08-08	PROPOSAL 2	SAB
2025-02-03	CD 1	SAB

2025-05-22	PROPOSAL 3	SAB
2025-08-02	PLANNING BOARD SET 1	SAB
2026-02-10	PLANNING BOARD SET 1 - REVISED PER B1	SAB
2026-03-10	ARB SET 1	SAB
2026-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2026-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

A4



EXISTING REAR ELEVATION

SCALE: 1/8" = 1' - 0"



REAR ELEVATION

SCALE: 1/4" = 1' - 0"

		COLOR	SYMBOL	MATERIAL	MANUFACTURER
1.	ROOFING	PEWEE GRAY		ROOF SHINGLES TIMBERLINE HD	GAF
2.	SIDING	EVENING BLUE		FIBER CEMENT CLAPBOARD	HARDI-PLANK
3a.	WINDOWS	BLACK	N/A	VINYL GLAD 400 SERIES - CASEMENT/ FIXED	ANDERSEN
3b.	WINDOWS	BLACK	N/A	200 SERIES - DOUBLE-HUNG	ANDERSEN
4a.	DOOR - FRONT	WHITE	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
4b.	DOOR - SIDE	BLACK	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
5.	TRIM	WHITE	N/A	CELLULAR PVC TRIM BOARD - TRADITIONAL FINISH	AZEK
6.	SOFFITS & FASCIAS	DOVER WHITE	N/A	ALUMINUM COIL STOCK	VARIFORM .013
7.	GUTTERS & LEADERS	WHITE	N/A	ALUMINUM	AMERIMAX
8a.	EXTERIOR LIGHTING	BLACK	N/A	IRON ARNETT, 10-1/2" TEXTURED	LAMPS PLUS
8b.	EXTERIOR LIGHTING	BLACK	N/A	METAL DOME, 12-1/2" WIDE - ALUMINUM	LAMPS PLUS

PROPOSED ADDITIONS/ ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

SHEET TITLE:

REAR ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH



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CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

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2023-03-10	ARB SET 1	SAB
2023-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2023-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

A5



EXISTING LEFT ELEVATION

SCALE: 1/8" = 1' - 0"



LEFT ELEVATION

SCALE: 1/4" = 1' - 0"

		COLOR	SYMBOL	MATERIAL	MANUFACTURER
1.	ROOFING	PEWEE GRAY		ROOF SHINGLES TIMBERLINE HD	GAF
2.	SIDING	EVENING BLUE		FIBER CEMENT CLAPBOARD	HARDI-PLANK
3a.	WINDOWS	BLACK	N/A	VINYL GLAD 400 SERIES - CASEMENT/ FIXED	ANDERSEN
3b.	WINDOWS	BLACK	N/A	200 SERIES - DOUBLE-HUNG	ANDERSEN
4a.	DOOR - FRONT	WHITE	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
4b.	DOOR - SIDE	BLACK	N/A	3/4 LITE RIGHT-HAND, 6 LITE SD,L FIBERGLASS	MP DOORS
5.	TRIM	WHITE	N/A	CELLULAR PVC TRIM BOARD - TRADITIONAL FINISH	AZEK
6.	SOFFITS & FASCIAS	DOVER WHITE	N/A	ALUMINUM COIL STOCK	VARIFORM .013
7.	GUTTERS & LEADERS	WHITE	N/A	ALUMINUM	AMERIMAX
8a.	EXTERIOR LIGHTING	BLACK	N/A	IRON ARNETT, 10-1/2" TEXTURED	LAMPS PLUS
8b.	EXTERIOR LIGHTING	BLACK	N/A	METAL DOME, 12-1/2" WIDE - ALUMINUM	LAMPS PLUS

PROPOSED ADDITIONS/ ALTERATIONS:

BERMEO MULTI-FAMILY

32 SOUTH FRANKLIN STREET, NYACK, NEW YORK 10960

SHEET TITLE:

LEFT ELEVATION

SCALE:	1/4" = 1'-0"
DATE:	2024-04-04
JOB #:	24019
DRAWN BY:	SAB
CHECKED BY:	JBH



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CONSTRUCTION / DEMOLITION LEGEND

	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	PROPOSED NEW POURED CONCRETE WALL
	PROPOSED FRAMED CONSTRUCTION
	PROPOSED 1-HOUR FIRE RATED WOOD FRAMED PARTITION
	PROPOSED 2-HOUR FIRE RATED WOOD FRAMED PARTITION
	DENOTES LOAD BEARING WALL

	EXISTING WINDOW TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	PROPOSED WINDOW

	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	PROPOSED DOOR

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

2024-05-07	EXISTING CONDITIONS	SAB
2024-05-28	PROPOSAL 1	SAB
2024-07-10	SITE PLAN INPUT	SAB
2024-08-08	PROPOSAL 2	SAB
2025-02-03	CD 1	SAB

2023-05-22	PROPOSAL 3	SAB
2023-08-2	PLANNING BOARD SET 1	SAB
2023-02-10	SET 1 - REVISED PER BI	SAB
2023-03-10	ARB SET 1	SAB
2023-05-08	PLANNING BOARD SET 1 - REMOVE BASEMENT APARTMENTS	SAB
2023-05-12	PLANNING BOARD SET 1 - REVISIONS PER BUILDING INSPECTOR COMMENTS	SAB

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